

**Wellsboro Planning Commission Meeting
Minutes of February 23, 2022**

A meeting of the Wellsboro Planning Commission was held on February 23, 2022, in the Council meeting room at 14 Crafton Street. Ron Comstock called the meeting to order at 5:00 pm and the Pledge of Allegiance was recited.

Present were Planning Commission Members: Dr. Richard Black, Bill Gerski, John Sticklin, Kathy Eastridge Mark Thompson, Ron Comstock, and David Robinson, and Borough Manager Scot F. Boyce, Jr. Mr. Ward Baker, Bodine Street, was present as well.

Minutes of the January 26, 2022 Meeting – John Sticklin made a motion to approve the minutes of the January 26, 2022, meeting. Kathy Eastridge seconded the motion and it carried.

Public Comments on Agenda Items – No public comments were made.

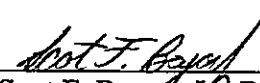
ITEMS:

1. Ward Baker Subdivision – Mr. Baker is proposing a subdivision/lot addition covering 10.84 total acres on Bodine Street that falls in both Delmar Township and Wellsboro Borough. John Sticklin made the motion to recommend approval of the subdivision by Borough Council. David Robinson seconded the motion and it carried.
2. Hoprich Conditional Use Application – Lissa Hoprich has submitted a Conditional Use Application to operate a Bed and Breakfast at 28-30 Central Avenue. The Planning Commission recognized the issues with tracking an owner that only lives in the dwelling when it is rented to guests. Other topics the Planning Commission recommend be settled by Council is availability of off-street parking, whether temporary living on-site qualifies as owner occupied, will there be a limit on number of stays through the year, can a trial period be a condition. The Borough Council should also address the Single-Family Residence provision in the Conditional Use section of the Zoning Ordinance. With the lack of answers and information from the applicant, David Robinson made the motion to recommend denial of the Conditional Use Application for a Bed and Breakfast at 28-30 Central Avenue by Borough Council. John Sticklin seconded the motion and it carried.
3. Short Term Rentals – Dr. Richard Black mentioned the upcoming review of the Zoning Ordinance to possibly allow Short-Term Rentals in Wellsboro, and asked for the pros and cons the Borough is hearing. The Planning Commission members participated in a thorough discussion on the topic, representing both sides of the discussion, looking at potential regulation and pros and cons of allowing Short-Term Rentals within the Borough.

Public Comments – No public comments were made.

Adjourn – Meeting adjourned at 6:00 pm with motion from David Robinson and second by Kathy Eastridge. The motion carried.

Minutes respectfully submitted by



Scot F. Boyce, Jr., Borough Manager